

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

MAY 21 2007

Case No. 5602
Date Filed 5/15/07
Hearing Date _____
Receipt _____
Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☐ Minor Area Variance
☒ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5602 MAP 55 TYPE Variance ELECTION DISTRICT 03

LOCATION 1900 Bel Air Road, Fallston 21047

BY Mary Ann Corun

Appealed because a variance pursuant to Sec. 267-39(B) Table XII of the Harford County Code to permit a garage to maintain a minimum front yard setback of 17' (30' required) in the B3 District, requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name Mary Ann Corun Phone Number 410-877-1798
Address 1900 Belair Rd. Fallston Md. 21047
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

☒ Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 1900 Bel Air Rd. Fallston

Subdivision _____

Lot Number 60 Block A

Acreage/Lot Size 50x300 Election District 03

Zoning B3

Tax Map No. 0055 Grid No. 0002D Parcel 0141 Water/Sewer: Private Water Public Sewer

List ALL structures on property and current use: house; two old two car garages used to store: cars, lawn mower, wheel barrel, bikes, yard tools, etc...

Estimated time required to present case: 30 minutes

If this Appeal is in reference to a Building Permit, state number NO

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No X

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes _____ No X

Is this request within one (1) mile of any incorporated town limits? Yes _____ No X

Request

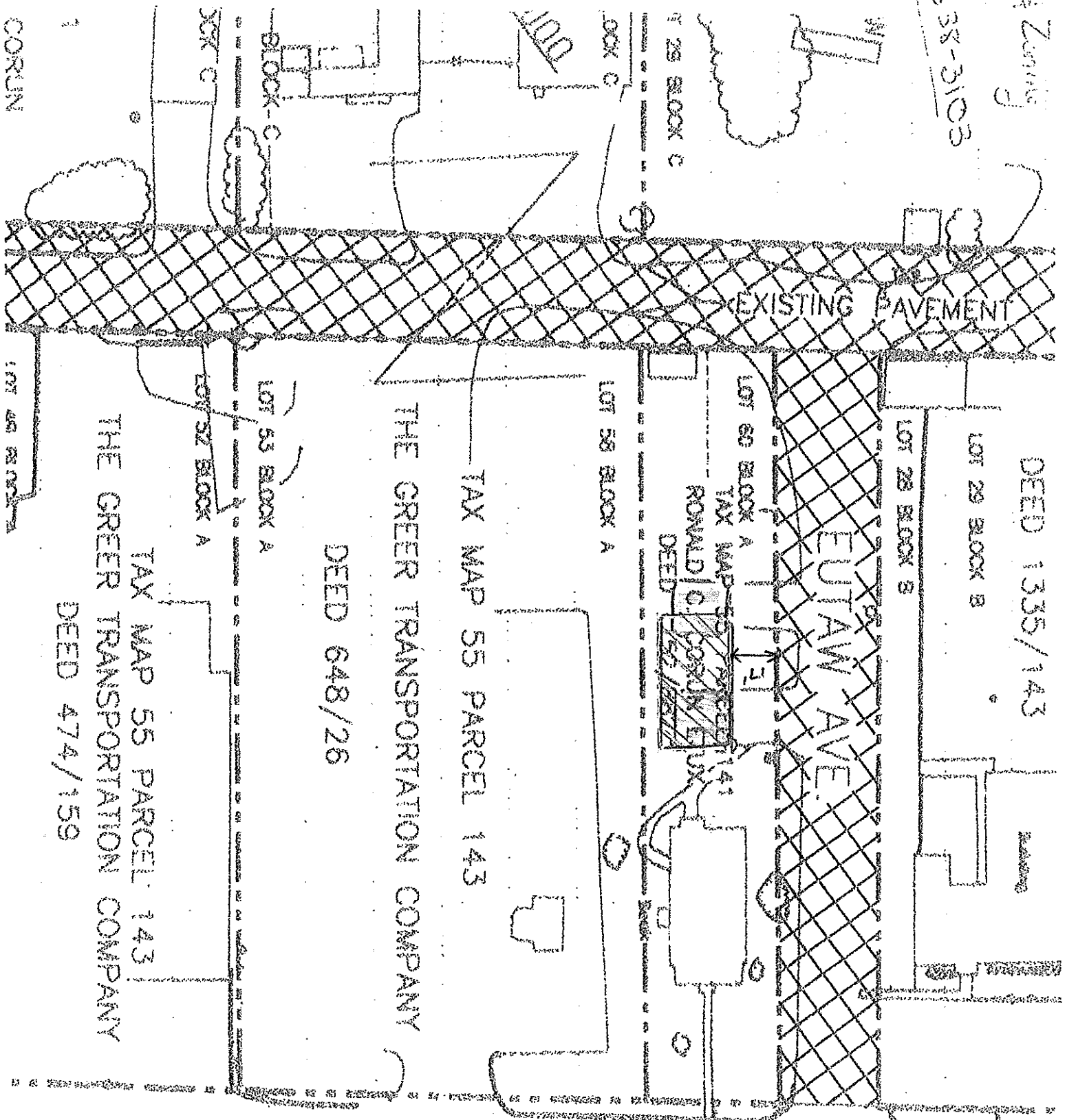
To encroach into the front yard set back.
(see attached)

Justification

- need variance no matter what
- built in 1947
- not commercial use
- narrow
- 5 adults live in house, with 7 cars sitting in yard
- Walmart going across road
- Development (Fallston Station)
- * Replace two old, two car garages = 4 car total. Plus a secure place to keep lawn mower, wheel barrel, bikes, yard tools...

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

James & Lanning
1/11/14
410-638-3103



BEL AIR ROAD

SHOULD THIS APPLICATION BE DENIED FOR ANY REASON, ONLY 50% OF THE FEE WILL BE REFUNDED

Permit No. _____

Grading Permit No. _____ Owner Authorization Letter _____

MHIC#: _____ Verified ☐ MHBR# _____ Verified ☐ Affirmation of Landowner _____ Verified ☐

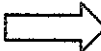
Map: 0055 Grid: 0002 Parcel: 0141 Lot No.: 60 Block A Section No.: _____ Plat No.: _____

Building Use: _____ Type Work: _____ TZ: _____ Tax ID#: A-03-089045

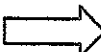
Acreage/Lot Size: 50 X 300 Census Tract Number: _____ Field Card: _____

Electricity: _____ Plumbing: _____ Type Heat: _____

Zoning District: _____ Board of Appeals Reference _____

Plan Information  Plans Submitted: _____ Model: _____ Number of Bedrooms: _____

Number of Full Bathrooms: _____ Number of Half Bathrooms: _____ Number of Fireplaces: _____

Fee Calculation 

| Width | X | Length | X | Floors | = | Square Feet | X | Rate | = | Fee |
|-------|---|--------|---|--------|---|-------------|---|-------|---|-------|
| _____ | X | _____ | X | _____ | = | _____ | X | _____ | = | _____ |
| _____ | X | _____ | X | _____ | = | _____ | X | _____ | = | _____ |
| _____ | X | _____ | X | _____ | = | _____ | X | _____ | = | _____ |

ZONING CERTIFICATION FOR THIS PERMIT IS APPROVED BASED ON THIS SITE PLAN AND INFORMATION SUBMITTED WITH APPLICATION

I have carefully examined and read this application and the same is true and correct to the best of my knowledge and belief. In doing this work, all provisions of the Harford County Codes and laws of the State of Maryland will be complied with, whether specified or not. I will notify the Department of Inspections, Licenses and Permits twenty-four (24) hours in advance, when I am ready for inspections. No work will be concealed until approved. Consent is given for the entry of authorized inspectors until the job has received a Certificate of Occupancy.

CAUTION: A permit will expire one (1) year from date of issue, unless work is started and diligently pursued.

2/05